

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, APRIL 6, 2016
6:00 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Public Hearing Room of the Ada County Courthouse Complex. Staff members present: Mark Perfect, Brent Danielson, Diana Sanders and Kristy Inselman, Development Services; and Catie Freeman and Ted Argyle, Prosecuting Attorney's Office. Minutes Recorder: Angel Dicus.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner Jim Tibbs called the meeting to order at 6:00 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners Jim Tibbs and Rick Yzaguirre were present.

III. IN THE MATTER OF CHANGES TO THE AGENDA:

There were no changes to the agenda.

IV. IN THE MATTER OF UNFINISHED BUSINESS:

ACTION: R. YZAGUIRRE MOVED TO REMOVE THE UNFINISHED BUSINESS FROM THE TABLE FOR CONSIDERATION. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

1. **201200872-S-TE, HORROCKS ENGINEERS:** A request for a two (2) year Board Granted Time Extension for Caden Creek Subdivision. The preliminary plat was first approved on January 9, 2013. The property contains 15.79 acres and is located at 10951 and 10971 W Amity Road, Boise, ID in Section 34, T. 3N., R. 1E. (*Tabled from 3/23/16; Public Hearing Closed*)

B. Danielson submitted the Revised Findings of Fact and Conclusions of Law for the Board's review.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201200872-S-TE, HORROCKS ENGINEERS, BASED ON THE REVISED FINDINGS OF FACT AND CONCLUSIONS OF LAW. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

2. **201504172-PBA-V, CLAIR BOWMAN:** A property boundary adjustment between common property lines of four (4) platted lots. A variance to grant relief from a development standard for platted lots in a property boundary adjustment to be in substantial conformance to a recorded plat, specifically to allow for the property boundary adjustment to have a deviation greater than 25% in dimensional standards. Also, a variance to grant relief from a development standard for private roads, specifically to allow for a private road that provides frontage or access to more than four (4) properties to have a travel way with a minimum improved width of less than 24 feet as the existing private road is only 18 feet wide. The property contains 12 acres and is located at 4050, 4260, and 4400 W. Legacy Ln., Meridian, ID 83642 in Section 34, T. 3N., R. 1W. (*Tabled from 3/9/16*)

J. Tibbs opened the public hearing.

B. Danielson presented the Staff report.

R. Yzaguirre disclosed knowing Applicant but stated nothing would affect his vote.

Clair Bowman, Applicant, stated his name and address for the record. He noted for the record that the material to be used for the roadway will be crushed asphalt compacted to at least six inches.

Steve Glover stated his name and address for the record. He presented testimony expressing concern for his easement rights.

B. Danielson stated he believes Applicant is willing, when the record survey is created for the property boundary adjustment, to ensure the easement is included in the parcel line for lot 5.

C. Bowman stated he had intended to honor S. Glover's easement rights.

J. Tibbs closed the public hearing.

R. Yzaguirre and B. Danielson discussed whether the Findings of Fact needed modified.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201504172-PBA-V, CLAIR BOWMAN, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

V. IN THE MATTER OF NEW BUSINESS:

1. 201400392-DA and 201503797-S-ZC-DA, TEALEY'S LAND SURVEYING:

a. **201400392-DA:** Termination of the Development Agreement for Running Springs No. 2. Running Springs Sub. No. 2 was recorded on March 23, 2016 and all conditions of approval have been met.

b. **201503797-S-ZC-DA:** A Preliminary Plat Application, a request for Zoning Ordinance Map Amendment and a Development Agreement for Running Springs Sub No 3. This phase consists of 14 residential lots, and 5 common lots. The zoning ordinance map amendment is to rezone the property from a Medium High Density Residential (R8) District to a High Density Residential (R12) District. This is a revised preliminary plat application to change the originally approved duplex lots to single family attached lots. The property contains 2.93 acres and is located at 10333 W. Lake Hazel Rd., Boise ID 83709 in Section 2, T. 2N, R. 1E.

J. Tibbs opened the public hearing on application numbers 201400392-DA and 201503797-S-ZC-DA.

K. Inselman presented the Staff reports.

Pat Tealey, Applicant, stated his name and address for the record and presented testimony.

J. Tibbs closed the public hearing and requested there be two motions.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201400392-DA AND 201503797-S-ZC-DA, TEALEY'S LAND SURVEYING.

DISCUSSION: R. YZAGUIRRE STATED HE ACIDENTIALLY ADDED THE SECOND APPLICATION.

ACTION: R. YZAGUIRRE AMENDED HIS MOTION TO APPROVE APPLICATION NO. 201400392-DA, TEALEY'S LAND SURVEYING. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201503797-S-ZC-DA, TEALEY'S LAND SURVEYING, BASED ON THE FINDINGS OF FACT AND THE AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

2. 201600210-PBA-V, MATRIX ENGINEERING INC: A Property Boundary Adjustment Application and a Variance Application to combine the existing residential lots with the easement areas granted on the Braithwait Subdivision Plat for Lots 3, 4 & 5. This will remove the easement areas from Lot 2. The properties contain approximately 18.1 acres and are located on the north side of King Road, east of S. Locust Grove Road on Braithwait Lane, Meridian, ID 83642 in Section 29, T. 2N, R. 1E.

J. Tibbs opened the public hearing.

K. Inselman presented the Staff report.

Craig Kulchack, Applicant, stated his name and address and presented testimony. He thanked Staff for their work.

J. Tibbs closed the public hearing.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201600210-PBA-V, MATRIX ENGINEERING INC, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

3. **201600181-CU-MSP-V, ROE ADAM:** A Conditional Use, Master Site Plan, and Variance application for a contractor's yard for Roe Painting. The contractor's yard will include an office in the existing dwelling, and an existing outbuilding of 2,400 square feet. The Variance application is to allow for the existing building used for a contractor's yard to be located at 55' instead of 100' adjacent to a residential zone. The property contains 9.271 acres and is located at 7085 S Eagle Rd., Meridian, ID 83642 in Section 5, T. 2N, R. 1E.

J. Tibbs opened the public hearing.

D. Sanders presented the Staff report.

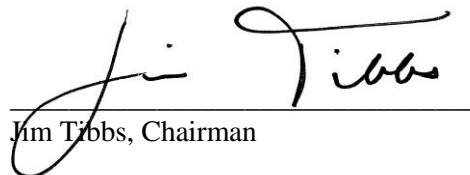
Adam Roe, Applicant, stated his name and address for the record and thanked Staff for their work.

J. Tibbs closed the public hearing.


ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201600181-CU-MSP-E, V, ROE ADAM, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED.

VI. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 6:26 p.m.


Jim Tibbs, Chairman

ATTEST:


Christopher D. Rich, Ada County Clerk